



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** December 20, 2007  
**AGENDA DATE:** January 10, 2008  
**PROJECT ADDRESS:** 1236 San Andres Street (MST2006-00364)

**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470  
Jan Hubbell, AICP, Senior Planner  
Peter Lawson, Associate Planner

### **I. PROJECT DESCRIPTION**

The project consists of the demolition of two permitted dwellings and associated accessory structures and construction of a four unit condominium building on a 10,000 square foot lot. The proposed building would be approximately 5,783 square feet. Each unit would average between 1,000 s.f. to 1,300 s.f. and each garage would be approximately 400 s.f. The structure would be two stories and approximately 22 feet in height. The majority of the habitable space of each of the units would be on the second floor with two car garages located below. Three of the units will include ground floor bedrooms with full bathrooms. Access to the site will be provided by a driveway along the southern property line. Since the existing access to the project site is provided by Victoria Street, a new curb cut will be necessary. Due to the proximity of the driveway on an adjacent property, one common driveway apron will be constructed that will serve both lots. Grading for the project would be approximately 235 cubic yards of cut and 25 cubic yards of fill. A modification is being requested to allow the garages to be located three feet from the northerly lot line instead of the required six foot setback.

#### *Background*

The project site is located adjacent to an undeveloped portion of Victoria Street. Vehicular access to and parking for the project site was provided by this right-of-way. A variance was granted in 1927 to allow a temporary single car garage to be constructed in the right-of-way (ROW) and it was to be removed in 1928. However, the garage was never removed until three years ago when the City began construction on the Old Mission Creek Summer Urban Runoff Facility (SURF), which was placed below grade in the ROW. In 2006, construction of the SURF project was completed and a pocket park was developed that serves as an entrance into Bohnett Park. The landscape plan for the proposed project will incorporate a plant palate that will complement the park landscaping.

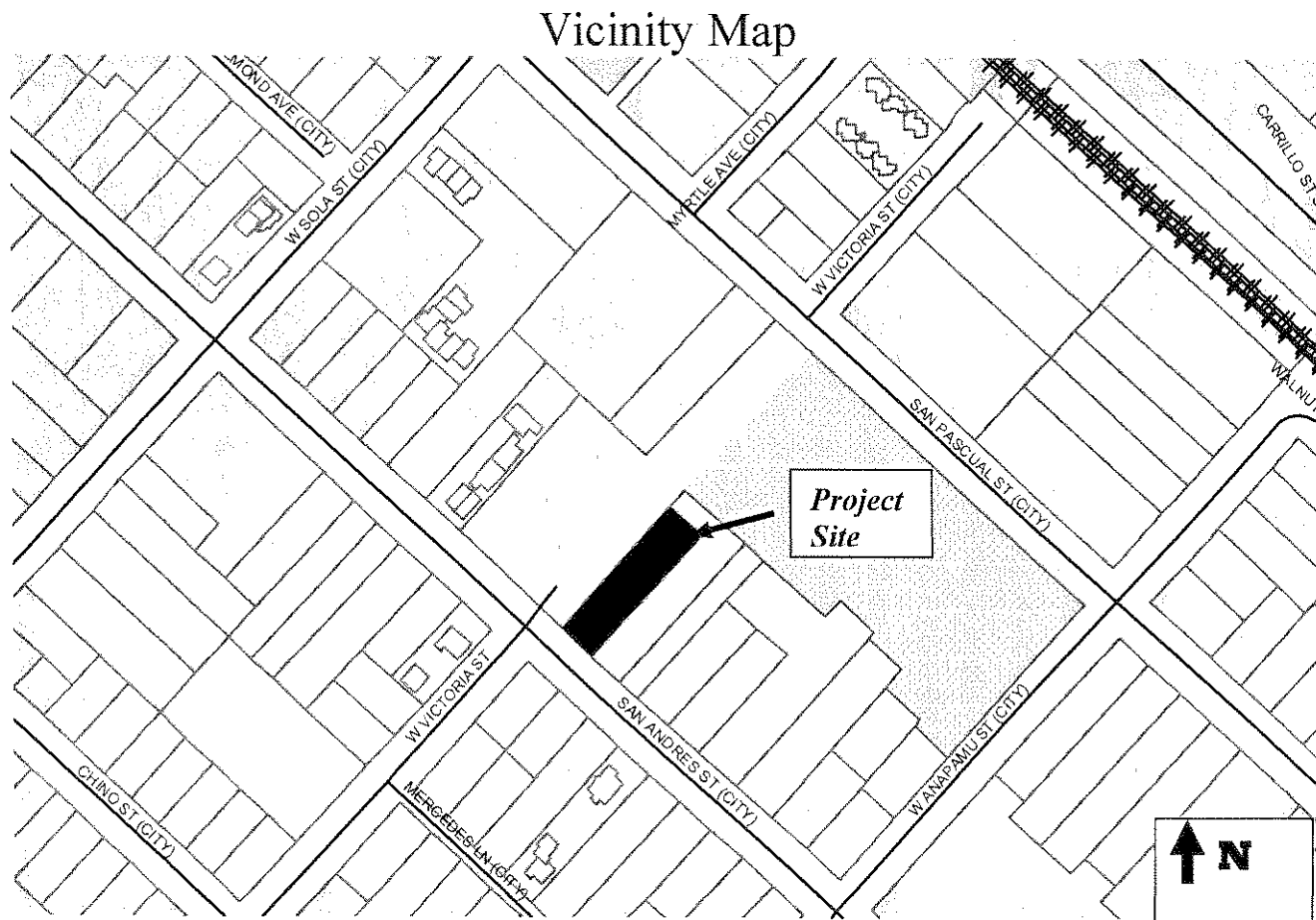
## II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

1. A Modification to allow a reduction of the northern interior yard from six feet to three feet (SBMC §28.92.110.A.2);
2. A Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC §27.07 and 27.13);

## III. RECOMMENDATION

With the approval of the Modification, the proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



APPLICATION DEEMED COMPLETE: October 31, 2007  
DATE ACTION REQUIRED PER MAP ACT: January 19, 2008

#### IV. SITE INFORMATION AND PROJECT STATISTICS

##### A. SITE INFORMATION

Applicant:	Kirk Gradin	Property Owner:	Casas Del Parque, LLC
Parcel Number:	039-151-001	Lot Area:	0.23 acre (10,048 s.f.)
General Plan:	Residential	Zoning:	R-3
Existing Use:	Residential	Topography:	10% slope (development area approximately 1% - portion of the lot includes a creek bank)
Adjacent Land Uses:			
North – Public Park		East – Public Park	
South - Residential		West - Residential	

##### B. PROJECT STATISTICS

	Existing	Proposed			
		Unit #	# of Bedrooms	Size of Unit (s.f.)	% of Req. Lot Area
Living Area	2 detached residences (1,055 & 374 s.f.)	Unit A	3	1,215 s.f.	43%
		Unit B	2	949 s.f.	40%
		Unit C	2	949 s.f.	40%
		Unit D	2	1,046 s.f.	45%
		Total – 4,159 s.f.			
Garage		2 car per unit – 441 s.f. - 442 s.f.			
Accessory	2 structures	1 garbage/recycling area to serve the residences			

#### V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	10'	25'	10'
-Interior	6'	7' – North 1' - South	3' – 1 <sup>st</sup> Floor north 21' - south
-Rear	6' – 1 <sup>st</sup> Story 10 – 2 <sup>nd</sup> Story	45'	48'
Building Height	3 stories @ 45' max	1 story @ 12'	2 stories @ 23' max
Parking	2 bedroom + - 2 spaces	1 covered space-offsite	2 spaces/unit - covered
Lot Area Required for Each Unit (Variable Density)	2 bedroom unit: 1 unit /2,320 s.f. 3 bedroom unit + 1 unit/2,800 s. f.	N/A	3 - 2 bedroom – 6,960 1 - 3 bedroom – 2,800 Req'd Lot Area - 9,760
10% Open Space	1,005 s.f.	N/A	1,521 s.f.

Standard	Requirement/ Allowance	Existing	Proposed
Private Outdoor Living Space	Ground Floor Units: 2 - bedroom unit-140 s.f. 3 bedroom unit - 160 s.f.  2 <sup>nd</sup> Floor Units and above: 1 bedroom unit - 72 s.f. 2 bedroom unit-84 s.f.	N/A	Unit A – 84 s.f. Unit B- 84 s.f. Unit C – 84 s.f. Unit D – 200 s.f.
Lot Coverage			
-Building	N/A	1,600 s.f. – 15%	3,100 s.f.- 31%
-Paving/Driveway	N/A	N/A	2,829 s.f. - 28%
-Landscaping	N/A	N/A	3,749 s.f. - 38%

The proposed project would meet the requirements of the R-3 Zone, with the exception of the Modification on the north property line, which would allow a reduction of the interior yard from six feet to three feet. With the incorporation of the conditions of approval, the project will also be consistent with the requirements of Chapter 27.13, Condominium Residential Development.

## VI. ISSUES

### A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on two separate occasions (meeting minutes are attached as Exhibit D). At the first meeting on August 7, 2006, the Board supported the Modification for the reduced setback for the ground floor. Between the first and second meeting, the applicant revised the design to address staff's comments related parking accessibility. On June 26, 2007, the ABR commented on the revised drawings and provided some direction to the applicant on the elevations.

In addition to the ABR comments, staff expressed concern about the width of the parapet on the second floor adjacent to the patio. The main concern is the parapet, which is located within the required interior yard setback, is fairly wide and flat and could be used as a counter surface. Therefore, we have included language in the design review condition that the applicant continues to work with the ABR to design the parapet as an architectural element, rather than a usable area associated with the patio.

### B. COMPLIANCE WITH THE GENERAL PLAN

The proposed project is located within the Westside neighborhood. San Andres Street generally divides the single family and duplex dwellings on the westerly side from the denser, multi-family housing on the easterly side of the street. The proposed project would be located on the easterly side of San Andres Street. The proposed development would occupy a lot that was developed for many years with two dwellings. Since the portion of site where the proposed project would be located is developed and fairly level, there would be minimal grading necessary to develop the site. The proposed development would be consistent with the

residential density of the General Plan, as well as the neighborhood. The surrounding lots are developed with a mix of multifamily development and single family dwellings. In some cases, there are several residential units on one legal parcel. Parking for the project would be provided on site with two covered spaces per unit, consistent with the Land Use Element direction of bringing new development into compliance with the parking requirements.

The Housing Element calls for providing a variety of housing types in the City. The sizes of these units are well under the 85% of the variable density/lot area requirement that the Commission has been using as a tool in considering new condominiums as noted in the Project Statistics on page 3 of this report.

The proposed project would include the required outdoor private open space, consistent with the Municipal Code and is also adjacent to Bohnett Park. The project is located within three blocks of the commercial area of the Westside and a pedestrian bridge that spans the 101 Freeway is located two blocks to the east, providing pedestrian or bicycle access to downtown Santa Barbara. Therefore, the project can be found consistent with the General Plan.

#### **C. ENVIRONMENTAL REVIEW**

The project can be found exempt based upon California Environmental Quality Act (CEQA) Guidelines Section 15303, New Construction of Small Structures, and Section 15315, Minor Land Divisions. The following environmental issue areas were considered in determining if the project could be exempt:

**Water Resources** - A portion of the site includes the bank of Old Mission Creek and, as proposed, the project would not cause any impacts to the creek. When Mission Creek was realigned to the east side of the 101 Freeway, this remaining segment of the creek facilitates drainage from the Westside neighborhoods. This creek is not a Federal Emergency Management Agency (FEMA) mapped creek. However, due to the undersized culvert that drains Old Mission Creek under the 101 Freeway, the Santa Barbara County Flood Control Division has established an inundation elevation of 67 feet to allow any back up of the creek during a storm event. The likelihood of the project site being inundated is low. The distance between the 67 foot elevation on either side of the creek adjacent to the project site is approximately 250 feet and the elevation of the site is 75 feet.

The project is consistent with Section 28.87.250 of the Municipal Code, Development Along Creeks, which states that all development shall be setback twenty-five feet from the top-of-bank of Mission Creek. Due to the unusual topography of the site, an engineering geologist established the top of bank (Attachment E). In this area of Old Mission Creek, it widens to a broad plain with a small, hard bank channel providing the majority of the drainage. Between this channel and the project site are two more retaining walls, each located at successively higher elevations. Thus, establishing the top of bank required a professional analysis that was accepted by the Chief Building Official. Finally, the landscaping plan includes a plant palette that would be compatible with riparian habitat.

**Historic Resources** - Due to the poor condition of the existing residences, they are not considered historically significant. The City's staff historian visited the site and determined that there were a number of changes to the structures, including siding and other material changes that altered the historic value of the structures. Therefore, no further study was required.

**Visual Impacts** -The four unit residential development would not be out of character with the neighborhood. The project vicinity is mixed with development of craftsman houses, duplexes and apartment buildings. The project is being reviewed by the Architectural Board of Review (ABR) and will ensure that the development fits within the context of the neighborhood. Also, due to the proximity of the park with a creek on two sides, the project will include a plant palette that will complement the park and include riparian plants. The landscape plan will incorporate input from the Parks and Recreation Department, as well as the ABR.

## **VII. FINDINGS**

The Planning Commission finds the following:

### **A. MODIFICATION**

The Planning Commission may permit a modification or waiver of the side yard setback where, the modification will not be inconsistent with the purposes and intent of this Title. The request for the Modification to the side yard setback for the garage would not adversely impact the adjacent property since it is a public park. The story above the garage would meet the required six foot setback. Finally, given the 50 foot wide lot, the reduction of the setback will allow more maneuvering for cars entering and exiting the garages.

### **B. THE TENTATIVE MAP (SBMC §27.07.100)**

The Tentative Subdivision Map is consistent with the General Plan and the Zoning Ordinance of the City of Santa Barbara. The site is physically suitable for the proposed development, the project is consistent with the variable density provisions of the Municipal Code and the General Plan, and the proposed use is consistent with the vision for this neighborhood of the General Plan. The design of the project will not cause substantial environmental damage, and associated improvements will not cause serious public health problems.

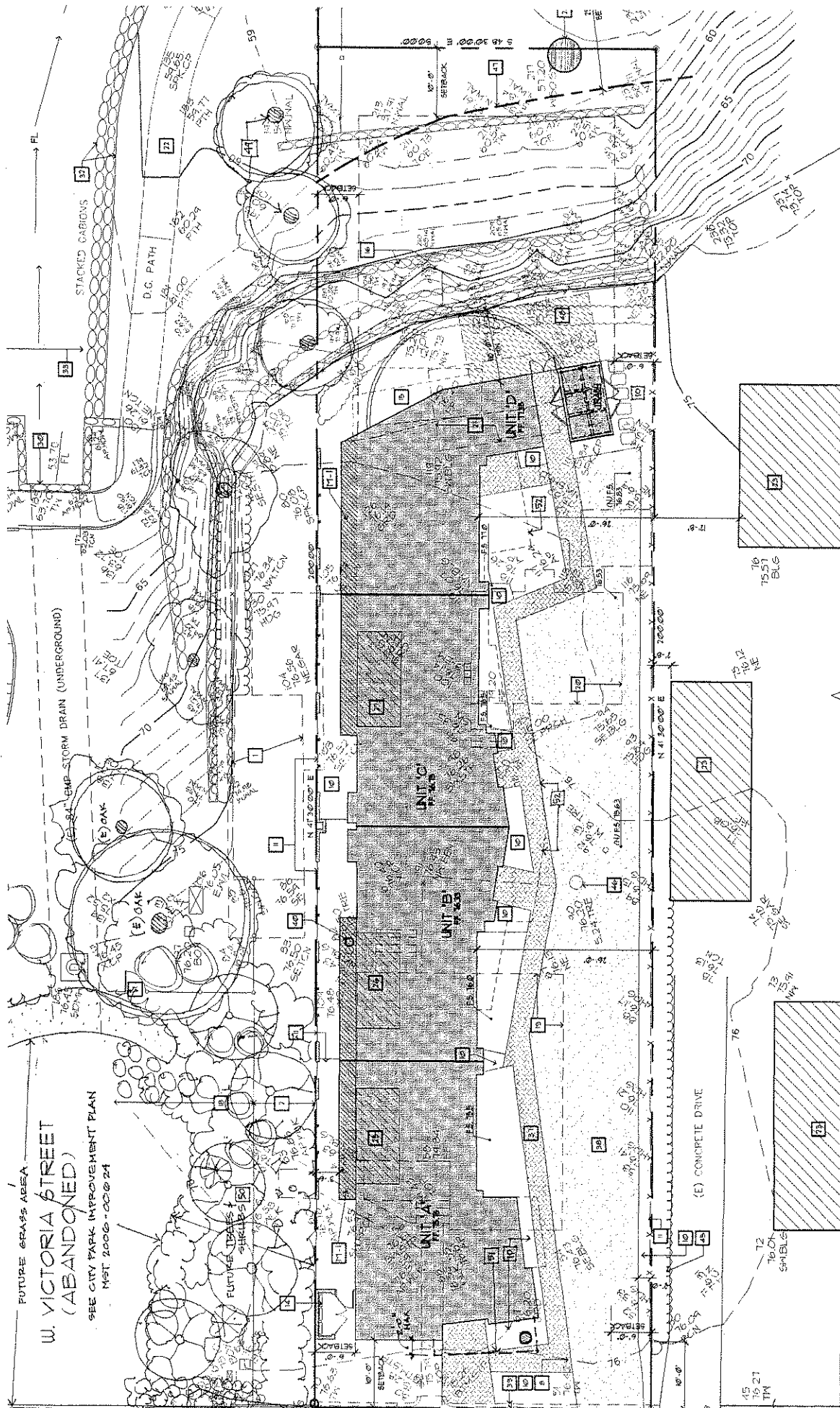
### **C. NEW CONDOMINIUM DEVELOPMENT (SBMC §27.13.080)**

1. There is compliance with all provisions of the City's Condominium Ordinance, as conditioned.
2. The project complies with density requirements. Each unit includes laundry facilities, separate utility metering, adequate unit size and storage space, and the required private outdoor living space.
3. The proposed development is consistent with the General Plan of the City of Santa Barbara.

4. The project can be found consistent with policies of the City's General Plan including the Housing Element, Conservation Element, and Land Use Element. The project will provide infill residential development that is compatible with the surrounding neighborhood.
5. The proposed development is consistent with the principles of sound community planning and will not have an adverse impact upon the neighborhood's aesthetics, parks, streets, traffic, parking and other community facilities and resources.
6. The project is an infill residential project proposed in an area where residential development is a permitted use. The project is adequately served by public streets, will provide adequate parking to meet the demands of the project and will not result in traffic impacts. The design has been reviewed by the City's design review board, which found the architecture and site design appropriate.

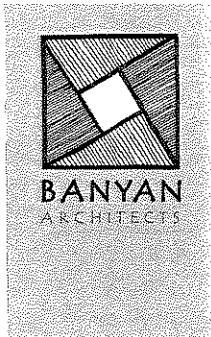
Exhibits:

- A. ~~Conditions of Approval~~ *SEE PLANNING COMMISSION RESO-07-08*
- B. Site Plan
- C. Applicant's letter, dated December 27, 2007
- D. ABR Minutes dated August 7, 2006 & June 25, 2007
- E. Geotechnical Report prepared by Rick Hoffman, dated March 3, 2007



SITE PLAN





City of Santa Barbara  
Planning and Development  
130 Garden Street  
SB, CA 93101

1/2/2008

Re: Casas del Parque  
1236 San Andres  
Santa Barbara, CA 93101  
A.P.N.: 039-151-001  
Zone: R-3  
Owner: Casas del Parque, LLC  
822 E. Canon Perdido Street  
Santa Barbara, CA 93101

Dear Planning Commissioners--

We are seeking Planning Commission approval for four (4) new condos at 1236 San Andres. Each of the units (labeled "A", "B", "C" and "D") is two-story with a two-car garage. Three of the condos are 2 bedroom, two bath and one of the condos (labeled "A") has three bedrooms and two baths. The three-bedroom unit is 1300 square feet while the two bedroom units are approximately 1,000 square feet each. All have garages of around 400 square feet. Units A, B and C have private outdoor living areas at the second floor while Unit "D" has its private outdoor living space on the ground floor. All of the condos are designed as "entry level" housing.

### Project History

Drawings for the proposed development were first submitted for conceptual review to ABR in June of 2006. A preliminary zoning plan-check was done in July of 2006. The first review by the Architectural Board occurred on August 7, 2006 and was very favorable. At this time two modifications were being requested: a) for a 3' encroachment into the 6' sideyard for garage purposes and b) a 2' encroachment at the second floor for private outdoor living areas (decks). The Board gave us positive comments on the architecture, the modifications requested and offered clearance to begin PRT and DART submittals. Plans were submitted for PRT during the following week. In November of 2006 the ABR also reviewed a preliminary Landscape Plan and offered several comments.

The PRT comments were extensive and included a request for a Sound Study, an Archeological Study, a Geologic Report and a Creek Restoration Report for areas of the site within the Old Mission Creek habitat. It also indicated that the Parks Department was not in favor of the modifications. In addition, the Transportation department required that we enlarge the garage doors to 18'. Several months were needed to complete these reports, address the concerns and look at ways to reduce or eliminate the modifications we were

requesting. A revised plan with an enlargement of the garage doors was reviewed by the Transportation Department in March of 2007, but Mr. Steve Foley determined that the door widening was not sufficient. Further changes to accommodate his new method of utilizing the turning radius templates required extensive revisions to our footprint, floor plan and massing. Because of these changes, fenestration and stylistic developments were also in order. A revised design was submitted for ABR review in June of 2007. These revised plans moved the first floor setback encroachments 6" further away from the northerly property line and completely eliminated the need for modifications at the second floor. At this second ABR review of the architecture, the Board still felt the mass, bulk and scale were acceptable, requested some detail changes to the architectural style, but gave us clearance to proceed with the Planning Commission review process.

### **The Existing Site**

The existing site is 10,000 square feet and there are 3 existing structures on the site. Two are legal dwellings. The residence nearest the street is 1,055 square feet while the one behind it is 374 square feet. An accessory structure at the rear is 207 square feet. All three structures will be removed. Along the northerly border of the site is an existing driveway and one-car garage that has historically served the site, but which is located on City property. This will also be removed. Jake Jakobus has confirmed that no historic structures report is required for the demolition of the existing homes. The site also contains a series of stone retaining walls at the rear (easterly) that will not be disturbed. Three existing trees are being removed: a 6" orange tree, an 8" acacia and an old, diseased banyan tree. A large existing magnolia in the city parkway, an oak on the east slope and a giant sycamore at the rear of the lot will remain.

### **Bohnett Park and Adjacent Developments**

Except for Bohnett Park and the commercially zoned areas beginning at the 1300 block of San Andres, the entire two-block wide area between San Andres and Highway 101 (from Mission to Haley Street) is an R-3 zone. (See Site Map Attachment as part of our photo study). On the north side of our project an abandoned portion of W. Victoria Street is slated to become part of Bohnett Park. The three lots to the north of Bohnett Park are all multi-family, condominium developments. The first of the three (at 1310 San Andres) is a full two-stories tall right up to the 10' front yard setback and has cantilevers over the front-yard setback line (See photo #30, A). Portions of this condominium development are also three stories tall (See photo #30, B). The lot at 1318 San Andres (two lots north of Bohnett Park) is just finishing construction and is a five-unit condominium on a slightly larger lot (Photo #29). It also has portions that are three stories tall.

Bohnett Park is currently undergoing a complete transformation. The City of Santa Barbara Creeks Department has recently installed walkways, fencing and new creek-habitat restoration landscaping along Old Mission Creek. They have also installed a belowground water purification unit at an existing County of Santa Barbara storm drain outlet that occurs within the park boundaries. The Parks department (in conjunction with Van Atta and Associates) is also currently developing the final plans for upper park area improvements that includes the removal of all a.c. paving occurring at the "abandoned" Victoria Street termination, the extension of the sidewalk and parkway for the entire length of the park and extensive new hardscape and landscaping features. Portions of these proposed Bohnett Park improvements have been copied from the ABR approved plans for Bohnett Park and are included on our site plan.

On the south side of our project is a single-family residence. This neighboring lot also "dog-legs" to embrace 1236 on the east side as well, providing an additional 25' privately owned buffer between the project and the Old Mission Creek area. The remainder

of this 1200 block of San Andres is a mixture of one and two-story single-family homes, duplexes and apartments. Halfway up (north) the 1300 block of San Andres begins the C-2 zoning and existing developments include both commercial and mixed-use developments.

### **The Setback from Old Mission Creek**

The centerline of Old Mission Creek is located approximately 60' to the east of the rear (easterly) property line (see Site Plan). This creek is the remainder of the west-side run-off left over after Mission Creek was diverted to the east side of the freeway during the construction of Highway 101. As noted, there is a series of stone retaining walls along the eastern (downhill) portion of our site which were installed before the Creek was diverted. Prior to beginning design development for this site, we requested a determination as to the setback requirements for this site in relation to Old Mission Creek. In May of 2006, Jan Hubble informed me by email that a 25' setback would be required from the designated "top of bank." She also recommended speaking to a head plan-check official at the building department (Chris Short) to obtain information regarding how to determine "top of bank" in this unusual situation. A lengthily, time-taking and expensive process ensued. Without going into the ponderous details, two redesigns of the project (and many months of waiting) were required before the senior Planning staff and the top Building Department officials could agree on an acceptable "top of bank" location.

The final, accepted governing setback from the creek side of the project was that determined by a licensed geologist, Mr. Rick Hoffman, who also performed a Preliminary Geologic Investigation. Mr. Hoffman's report confirmed that the existing retaining walls on the site were stable and that the erosion that occurred in this area was due to the activity of the former location of Mission Creek. This erosion potential is no longer operative. According to his study, the current and expected storm flows within this portion of Old Mission Creek are diminutive. In that report and in a subsequent letter reviewing the setback constraints (Appendix A), Mr. Hoffman recommended a 10' "structural setback" from the top of the highest terrace on the east bank. He also notes in his letter that the "top of bank" as determined by in the Municipal Code (28.87.50) is far less restrictive than the structural setback he is recommending. All of this is noted graphically on both our Site Plan (A1) and Site Section (A2).

### **Site Coverages**

The total building footprint for the proposed development would cover 31% of the site, the driveway covers 28% of the lot, while the patios at the ground floor level covers only 3% of the lot. This leaves 38% of the lot (3,749 sq. ft.) to landscaping. The layout also secures approximately 15% of the site for open space. This is one and one-half times the minimum requirement. This is partly due to the fact that no construction at all will be occurring on the back 50' of the lot. We have indicated the location of all the open space on the first floor plan on sheet A.2.

### **Fire Department Issues**

A 10' wide driveway apron is being provided although this could easily be widened to 16' (along with the first 20' of driveway) if the fire department requested it. The rear most building wall at the northwest corner of the proposed building is approximately 153' from the curb at the street while the rear most building wall at the northeast corner is 164' from the street. The driveway is a combination of asphalt paving and interlocking pavers. The pavers are used to artfully break the expanse of paving, to define a pedestrian path and to include some permeable paving surfaces as requested in the PRT comments. An existing fire hydrant (E09-003) is less than 50' to the north on the same side of the street as our development. It has two outlets: one of 2.5" and one of 4" and has a flow rate of 1,463 gpm.

## **Grading and Drainage**

A Grading and Drainage Plan as well as a preliminary Storm Water Study were completed as part of this submittal.

As noted in the Storm Water Study, the back one-third of the lot currently slopes towards the creek. However, a modest amount of grading is being required to establish positive drainage away from the creek. The northerly side yard is proposed to contain a vegetated swale. In order to accomplish these features, grading quantities have been established. Outside the building footprint, approximately 85 cubic yards of cut and 10 cubic yards of fill are required. Under the building footprint, approximately 150 cubic yards of cut and 15 cubic yards of fill are needed for the slab-on-grade construction. The net grading yields 210 cubic yards of cut. Much of this soil is likely to be utilized as part of the removal and recompaction process recommended in the soils report. We therefore do not anticipate having to remove more than 50 cubic yards of soil from the site.

All the stormwater run-off being generated by the development is proposed to be collected by swales and catch basins (with pollution protection systems) and conveyed to a gravel-bottomed detention chamber under the front yard landscaped area. The chamber is sized to yield a net decrease in site stormwater run-off. When the chamber reaches overflow levels, a small sump-pump will then slowly deposit the stored water into the street. The gravel bottom also allows for sub-surface percolation and ground-water recharge.

A small amount of surface run-off is also being allowed to continue running down the existing terraces at the back portion of the lot. The potential erosion impact of this small amount of collected, filtered water is also being mitigated with a cobble swale.

## **Modifications**

There is one modification associated with this proposal.

This modification is to allow the garage area to extend 3'-0" into the 6' side yard setback on the north side. Please note that the actual footprint of the garage is 3'-6" from the property line but some portions of this garage wall have a 6" eave extension making the total maximum encroachment 3'-0". This is justifiable for several reasons. First, the R-2 zone by ordinance does allow a maximum 3' encroachment in the side-yard for garage purposes only. I have been told by City Staff that such a provision in the ordinance is planned for the R-3 zone as well. Secondly, because the lot is bordered by Bohnett Park, there will be no private landowner or dwellings impacted by the setback encroachment. In addition, the new Bohnett Park landscape plan includes many large trees that will provide a dense and natural form of landscape screening. The proposed Bohnett Park landscape plan also shows waist to head-high shrubbery along the first 18' to 25' adjacent to the northerly property line of our site. This shrubbery would preclude park users from getting within 20' of the proposed building without trampling the plants. Finally, the City of Santa Barbara Architectural Board of Review determined in a review of the entire project on August 7, 2006, that there was no adverse visual impact created by the modification. The board also determined that the mass, bulk and scale of the proposed design for our site was appropriate to the neighborhood and that the project would be a benefit and asset to the park. Finally, the board noted the fact that the major second floor interior areas as well as the second floor private outdoor living areas all faced the park. This will provide a kind of "neighborhood watch" for Bohnett Park, a park that historically has been the location of tagging and other illegal activities.

### **Archeological Report, Sound Study and Biologist's Letter Report**

Marfarlane Archaeological Consultants completed a Phase 1 Archeological Survey. The Historic Landmarks Committee approved it on July 11, 2007. No indications of any artifacts of archeological significance were found, however, monitoring by a licensed archeologist is recommended during initial grading and ground disturbance.

A licensed acoustical consultant completed a Sound Level Assessment. The ambient noise levels at both the first and second floors of the proposed development were found to be well below the required city standard and therefore no noise mitigation is required.

Lawrence E. Hunt, Consulting Biologist, prepared recommendations for the restoration of those portions of the site that lie within the Creek habitat. We are including his letter report with this application. The landscape architect has also incorporated these recommendations into his plan. The landscape plan was given positive comments by the Architectural Board on 11/27/06.


### **Construction Scheduling and Staging**

The construction schedule would follow the typical course. Initial site grading would require approximately three weeks for removal and recompaction. The remainder of the construction should be completed in less than one year. Once the initial site grading is complete, staging areas for construction materials, trucks and machinery can occur "on site." Other automobile parking for workers can occur on San Andres in available on-street parking. Fencing around the drip lines of the existing oaks where impacts are conceivable, whether on this parcel or nearby on the adjacent parcel, will be provided.

### **Conclusion**

In conclusion, we believe that this proposal is well suited to its location and neighborhood. It not only makes the best and most efficient use of the site to add to the "entry level" housing stock in Santa Barbara, but does so in a way that respects the creek/park habitat while maximizing the open and landscaped areas. It is similar, but smaller in scale to other multi-family developments on the north side of Bohnett Park and to the south on San Andres. It will also provide an architectural enhancement to the neighborhood and visually appropriate back-drop to the park by contributing to a well-established "West-Side" vernacular. We appreciate your careful consideration of this proposal.

Kirk B. Gradin, Architect  
Banyan Architects

A handwritten signature in black ink, appearing to read 'K. Gradin', followed by a long horizontal flourish.

Attachments:

Appendix A: Geologic Report and Supplemental Letter regarding "top of bank."

# **Rick Hoffman and Associates**

1149 Palomino Road, Santa Barbara, CA 93105  
TELEPHONE (805) 569-1911 FAX (805) 569-0142

**ENGINEERING GEOLOGISTS & HYDROGEOLOGISTS**

RG #3740 EG #1135 HG#448

March 3, 2007

Banyon Architects

300 East Cañon Perdido Street, Suite D-1  
Santa Barbara, California 93101

Attn: Mr. Kirk Gradin, Architect

RE: **Review of Cross Section through property for Setback Constraint**  
**Proposed Multi-family Residential (Condominium) Project**  
**1236 San Andres Street**  
**Santa Barbara, California**  
**Assessor's Parcel Number 039-150-001**

Dear Mr. Gradin:

At your request, I have reviewed the "Partial Site Section" you have provided to me that shows the profile of the subject property from the building envelope downslope to the creek corridor to the east and northeast. As you are aware, I recently completed a detailed **PRELIMINARY GEOLOGIC INVESTIGATION** report (dated January 23, 2007) that summarized the existing geologic conditions of the subject property and provides conclusions and recommendations regarding the proposed residential development. In summary, I have recommended that the proposed new multi-family buildings be setback a minimum of 10 feet from the top of slope as defined on a detailed topographic map of the property. The recommended structural setback is well within the guidelines used by the **Uniform Building Code** (Figure 18A-I-1). Setback calculations using the UBC Guideline suggests a setback of approximately six feet. I have used a 10 foot structural setback to include consideration for potential small scale erosion of the bluff face. It is also important to understand that the process that created the steep slope in the first place (erosion caused by flood stage runoff within the ancestral Mission Creek corridor) no longer exists. Creek flow within Mission Creek has been re-routed to the concrete lined storm drain corridor on the east side of the 101 Freeway. Major bluff erosion by active flow within the now abandoned creek corridor is no longer occurring. Erosion processes in the area are therefore limited mainly to runoff over the edge of the bluff by surface water runoff. Control of surface water runoff by placement of drainage control devices including roof gutters, drop inlets, and surface and subsurface drainpipes should reduce this potential impact to very modest levels.

The City of Santa Barbara has requested a review of the bluff setback based on Municipal Code 28.87.250 related to Development Along Creeks. The "Legislative Intent" of this Code is to

- a. to prevent undue damage or destruction of developments by flood water;
- b. to prevent development on one parcel from causing undue detrimental impact on adjacent or downstream properties in the event of flood water;
- c. to protect the public health, safety and welfare.

**Summary Memorandum – Cases del Parque Residential Project**  
**March 3, 2007**

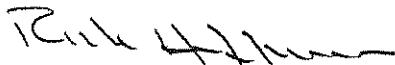
Creek setback limitations are established based on setback constraints from a line projected from the toe of bank upwards at an angle of 1.5 to 1 (horizontal to vertical). You have provided a graphic representation of the cross sectional profile of the property from the edge of the building envelope down slope to the creek corridor (Bohnett Park). You have also projected a "top of bank" intersection based on the 1.5 to 1 slope angle setback constraint per Municipal Code guideline onto the Partial Site Section diagram. Based on my review of this profile, it appears to me that the intent of the Code has been met. An even more conservative application of the Code to the hillside would allow for placement of the projected 1.5 to 1 slope "top of bank" setback constraint to the area located at the "base of the wall" (located at elevation point 65.0 feet). Creation of a projected 1.5 to 1 slope angle would still provide sufficient room for the proposed building to be behind the structural setback line.

I therefore conclude that the 10 foot structural setback from the top of bank constraint provided within my Preliminary Geologic Investigation Report dated January 23, 2007 meets the intent and guidelines of Santa Barbara Municipal Code 28.87.250 related to Development Along Creeks.

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I trust this summary memorandum and discussion provides you with the planning information you requested. If you have any questions regarding this report or other geologic or hydrologic matters, please feel free to call upon me.

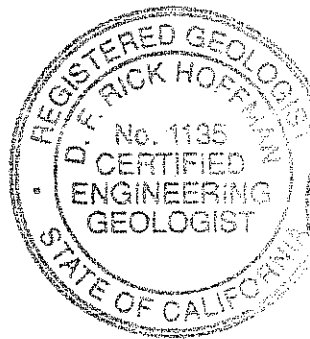
Sincerely,



Mr. D.F. Rick Hoffman  
Certified Engineering Geologist & Hydrogeologist  
State of California  
RG #3740 EG #1135 HG #448

enclosures

cc: Mr. Ron Pike, President, Pacific Materials Laboratory



**CONCEPT REVIEW - CONTINUED ITEM****1. 1236 SAN ANDRES ST**

R-3 Zone

Assessor's Parcel Number: 039-151-001  
Application Number: MST2006-00364  
Owner: Ruth E. Mudry, Trust 11/17/94  
Architect: Kirk Gradin  
Owner: Casas Del Parque, LLC  
Applicant: Blakenship Construction

(Proposal to construct four two-story residential condominium units. Three of these would be approximately 1,000 square feet and one would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and there would be 140 yards of cut and fill grading outside the building footprints. The project will require Staff Hearing officer approval for a Tentative Subdivision Map.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP.)**

(4:12)

Present: Kirk Gradin, Architect. Peter Lawson, Project Planner.

Public comment opened at 4:25 p.m.

Celeste Barber: neighborhood comprised of 20 and 30's construction; allow for greater setbacks.

Public comment closed at 4:31 p.m.

**Motion: Continued indefinitely to the Planning Commission and return to the Full Board with the following comments:**

- 1) The Board appreciates the diminutive height of 23 feet as shown, the juxtaposition and differentiation of the parapets and element heights, and the animation of the two long elevations.
- 2) A majority of the Board is concerned with the west elevation which appears too commercial. Soften the commercial feel for a more pedestrian friendly look. A majority of the Board prefers the previous scheme.
- 3) Most of the Board is concerned with the sine curve delineation on the bottom side of the cantilevered element. Look for a design technique that is more cohesive with the overall design style of those elevations and the building in general.
- 4) Study the cantilevers. Some Board members are concerned with the depth of the cantilevers.
- 5) Verify existing oak trees and drip lines on the adjacent properties.

Action: Zink/Aurell, 6/0/0. Motion carried. (Manson-Hing, Mosel absent.)



**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 028-06 )**

(6:56)

Present: Mark and Jacquelyn Boyd, Owners.

Public comment opened at 7:24 p.m.

Jeff Libber, neighbor, expressed privacy concerns.

Public comment closed at 7:26 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) Applicant is to provide accurate, professional proposal drawings which also a) reflect the Planning Commission's conditions of approval for adding charm giving elements, especially to the front elevation; b) accurately depict the roof slopes and intersection with the proposed second-story decks. 2) Reconsider the west facing second story deck to minimize privacy impacts to the west and north neighboring properties. 3) Provide clearer definition of recessed entry door element and proposed roof structure. 4) The Board is concerned with the means of support for the roof at the clipped corner adjacent to the garage. 5) Provide additional charm giving elements related to materials, window detailing and placement of windows, and proposed front yard landscaping.

Action: Mudge/Manson-Hing, 7/0/0. Blakeley absent.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1236 SAN ANDRES ST**

R-3 Zone

Assessor's Parcel Number: 039-151-001  
Application Number: MST2006-00364  
Owner: Ruth E. Mudry, Trust 11/17/94  
Architect: Kirk Gradin  
Owner: Casas Del Parque, LLC  
Applicant: Blakenship Construction

(Proposal to construct four two-story residential condominium units. Three of these would be approximately 1,000 square feet and one would be approximately 1,100 square feet. Each unit would have an attached two-car garage for a total of eight parking spaces on the 10,048 square foot parcel. The proposal includes demolition of all existing structures and there would be 140 yards of cut and fill grading outside the building footprints. The project will require Staff Hearing Officer approval for a Tentative Subdivision Map.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL FOR A TENTATIVE SUBDIVISION MAP)**

(7:29)

Present: Kirk Gradin, Architect.

Public comment opened at 7:40 p.m.

Paula Westbury, resident, opposed to the project.

Chair Bartlett read into the record a letter from Celeste Barker expressing opposition.

Public comment closed at 7:48 p.m.

Motion: Continued indefinitely to Staff Hearing Officer with the following comments: 1) The architecture is charming, and the project will be a benefit to the nearby park with second story windows overlooking the park. 2) The project is small in scale and fits well with the residential character of the block. 3) The Board finds no visual impact to the requested garage interior yard Modification. 4) Provide photo documentation of adjacent buildings on that side of the block.

Action: Mudge/LeCron, 4/0/3. Manson-Hing/Sherry/Mosel opposed, Blakeley absent.

### CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

#### 7. 308 N ALISOS ST

R-2 Zone

Assessor's Parcel Number: 031-372-024

Application Number: MST2006-00350

Owner: Arturo V. and Denise L. Herrera

Applicant: Robert Stamps

(Proposal to convert an existing duplex to a single-family residence and construct a second residential unit at the rear of the 8,731 square foot lot. Conversion of the 1,477 square foot two-story duplex to a single family residence would include the addition of an attached 283 square foot one-car garage. The 1,619 square foot two-story rear unit would have an attached 402 square foot two-car garage. The proposal includes demolition of the existing 424 square foot converted carport and storage area, and demolition of the existing 540 square foot two-story accessory structure.)

#### (COMMENTS ONLY: PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)

(8:07)

Present: Arturo Herrera, Owner; Robert Stamps, Applicant.

Motion: Continued 3 weeks to Full Board with the following comments: 1) The Board is comfortable with the architecture for the rear Unit B. 2) The roof over the second story addition of Unit A is to be a shed roof. 3) Applicant is to restudy the site plan for: a) better integration of parking, b) minimizing hardscape, c) maximizing landscaping.

Action: LeCron/Sherry, 7/0/0. Blakeley absent.

**Rick Hoffman and Associates**

1149 Palomino Road, Santa Barbara, CA 93105  
TELEPHONE (805) 569-1911 FAX (805) 569-0142

**ENGINEERING GEOLOGISTS & HYDROGEOLOGISTS****RG #3740 EG #1135 HG#448**

March 3, 2007

FILE:GR07/Mar/Banyon

Banyon Architects  
300 East Cañon Perdido Street, Suite D-1  
Santa Barbara, California 93101

Attn: Mr. Kirk Gradin, Architect

RE: Review of Cross Section through property for Setback Constraint  
*Proposed Multi-family Residential (Condominium) Project*  
*1236 San Andres Street*  
*Santa Barbara, California*  
*Assessor's Parcel Number 039-150-001*

Dear Mr. Gradin:

At your request, I have reviewed the "Partial Site Section" you have provided to me that shows the profile of the subject property from the building envelope downslope to the creek corridor to the east and northeast. As you are aware, I recently completed a detailed **PRELIMINARY GEOLOGIC INVESTIGATION** report (dated January 23, 2007) that summarized the existing geologic conditions of the subject property and provides conclusions and recommendations regarding the proposed residential development. In summary, I have recommended that the proposed new multi-family buildings be setback a minimum of 10 feet from the top of slope as defined on a detailed topographic map of the property. The recommended structural setback is well within the guidelines used by the Uniform Building Code (Figure 18A-I-1). Setback calculations using the UBC Guideline suggests a setback of approximately six feet. I have used a 10 foot structural setback to include consideration for potential small scale erosion of the bluff face. It is also important to understand that the process that created the steep slope in the first place (erosion caused by flood stage runoff within the ancestral Mission Creek corridor) no longer exists. Creek flow within Mission Creek has been re-routed to the concrete lined storm drain corridor on the east side of the 101 Freeway. Major bluff erosion by active flow within the now abandoned creek corridor is no longer occurring. Erosion processes in the area are therefore limited mainly to runoff over the edge of the bluff by surface water runoff. Control of surface water runoff by placement of drainage control devices including roof gutters, drop inlets, and surface and subsurface drainpipes should reduce this potential impact to very modest levels.

The City of Santa Barbara has requested a review of the bluff setback based on Municipal Code 28.87.250 related to Development Along Creeks. The "Legislative Intent" of this Code is to

- a. to prevent undue damage or destruction of developments by flood water;
- b. to prevent development on one parcel from causing undue detrimental impact on adjacent or downstream properties in the event of flood water;
- c. to protect the public health, safety and welfare.

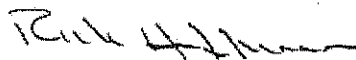
**Summary Memorandum – Cases del Parque Residential Project**  
**March 3, 2007**

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